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SALLIE DELL FAHEY
EXECUTIVE DIRECTOR

July 16, 2015
Ref. No: 15-144

West Lafayette Common Council
609 West Navajo
West Lafayette, IN 47906

CERTIFICATION

RE: Z-2618--CHAUNCEY CONSTRUCTION, LLC (Alpha Omicron Pi PD) (R3W to PDRS):

Petitioner is requesting rezoning of approximately 0.44 acres for a fraternity house that includes 16 bedrooms with 61 beds and 36 on-site parking spaces with additional parking being provided off-site via license agreements. The property is located on the northeast corner of the intersection of Grant and Harrison Streets, West Lafayette, Wabash 19 (NW) 23-4.

Dear Council:

As Secretary to the Area Plan Commission of Tippecanoe County, I do hereby certify that at a public hearing held on July 15, 2015, the Area Plan Commission of Tippecanoe County voted 11 yes – 0 no to APPROVE the motion to rezone the subject real estate from R3W to PDRS. Therefore, the Area Plan Commission of Tippecanoe County recommends to the West Lafayette Common Council that the proposed rezoning ordinance be APPROVED for the property described in the attachment, contingent on meeting all requirements of UZO 2-27-10 for submission of Final Detailed Plans, signed off by those noted in that section to include:

1. All sheets that make up the approved Preliminary Plan;
2. PD construction plans per UZO Appendix B2-2;
3. Appropriate surety submitted with final detailed plans;
4. Plant schedule and final landscape plan shall be subject to approval by the West Lafayette Greenspace Administrator
5. The signed/recorded license agreement concerning parking shall be included with the Final Detailed Plans submission;
6. Final lighting plan for the project shall be subject to approval by the Administrative Officer with the submission of the Final Detailed Plans.

Public Notice has been given that this petition will be heard before the West Lafayette Common Council at its August 3, 2015 regular meeting.

Sincerely,

A handwritten signature in cursive script, reading "Sallie Dell Fahey".

Sallie Dell Fahey
Executive Director

SDF/lmu

Enclosures: Planned Development drawing, staff report and Ordinance

cc: Shane O'Malley, Chauncey Construction
TBIRD
Daniel Teder
Dave Buck, West Lafayette City Engineer
Verizon
Comcast
Vectron
Duke Energy
Indiana American Water
Frontier Communications